

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 1 of 7**

**NEW CASES**

- V-03-299** Application of **Robert Seldon for Archstone Communities** for a variance from the zoning regulations to reduce the front yard setbacks from the required 40 feet to 15 feet, to allow for construction of new apartments. Property is located at **3301 AND 3315 ROSWELL ROAD, N.E.**, and fronts 494.1 feet on the east side of Roswell Road, beginning 210 feet from the southeast corner of Roswell Road and Alberta Drive. Zoned RG-3 (Residential General-Sector 3). Land Lots 98 and 99, Fulton County, Georgia.  
**Owner: Marty Storch**  
**Council District 7, NPU-B**
- V-03-363** Application of **Barbara Goransson** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 2 feet, and 2) reduce the south side yard setback from the required 5 feet to 2 feet, to allow for the construction of a new single-family, detached house. Property is located at **828 HUMPHRIES STREET, S.W.**, and fronts 25 feet on the east side of Humphries Street, beginning 125 feet from the northeast corner of Humphries Street and Rockwell Street. Zoned R-4B (Single-Family Residential) District. Land Lot 86 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Earthwise Properties, LLC**  
**Council District 4, NPU-V**
- V-03-364** Application of **Bruce Stephens** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 3.6 feet, to allow for a first story addition to a single-family, detached house. Property is located at **294 SPRINGDALE DRIVE, N.E.**, and fronts 51 feet on the north side of Springdale Drive, beginning 550 feet from the northeast corner of Springdale Drive and Hurst Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 101 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael E. Jones**  
**Council District 7, NPU-B**
- V-03-365** Application of **Rev. Freddie Woods** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 5 feet, 2) reduce the rear yard setback from the required 15 feet to 10 feet, and 3) increase the maximum lot coverage from the required 50% to 90%, and a special exception to reduce the amount of required on-site parking, to allow for construction of a new church. Property is located at **3761 ADAMSVILLE DRIVE, S.W.**, and fronts 150 feet on the north side of Adamsville Drive, beginning 658.6 feet from the north west corner of Adamsville Drive and Martin Luther King, Jr. Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 14 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Agape Church of God**  
**Council District 10, NPU-H**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 2 of 7**

- V-03-366** Appeal of **Clear Channel Outdoor, Inc.** of a decision of an administrative officer (i.e., staffperson) of the City of Atlanta to issue a stop work order on a business identification sign upon determination that it was being used as a general advertising sign. Property is located at **220 PHARR ROAD, N.E.**, and fronts 152 feet on the north side of Pharr Road, beginning at the northeast corner of Pharr Road and Bolling Way. Zoned C-3/SPI-( Commercial Residential/Buckhead Commercial Core Special Public Interest District). Land Lot 99 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Village Properties**  
**Council District 7, NPU-B**
- V-03-367** Application of **Tracy Dean** for a special exception from the zoning regulations to allow for construction of a 6-foot high fence gate with 6-foot, 6-inch brick columns, in the front yard setback where up to a 4-foot high fence is otherwise allowed. Property is located at **2859 HOWELL MILL ROAD, N.W.**, and fronts 100 feet on the northeast side of Howell Mill Road, beginning 1,873 feet from the southeast corner of Howell Mill Road and Moores Mill Road. Zoned R-3 (Single-Family Residential) District. Land Lot 183 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tracy Dean**  
**Council District 8, NPU-C**
- V-03-368** Application of **Rufus Pounds** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4 feet, to allow for construction of an attached garage addition to a single-family, detached house. Property is located at **1841 BONNIVIEW STREET, S.W.**, and fronts 75 feet on the west side of Bonniview Street, beginning 75 feet from the southwest corner of Bonniview Street and Sylvan Place. Zoned R-4 (Single-Family Residential) District. Land Lot 103 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Rufus Pounds**  
**Council District 12, NPU-X**
- V-03-369** Application of **Jodi Cameron** for a special exception from the zoning regulations to construct a 6-foot high fence and gate (designed as a 4-foot high wooden wall with a 2-feet lattice fence at the top) in the half-depth front yard setback where up to a 4-foot high fence is otherwise allowed. Property is located at **944 HALL PLACE, N.W.**, and fronts 55 feet on the west side of Hall Place, beginning at the northwest corner of Hall Place and Warfield Street. Zoned R-4-A (Single-Family Residential) District. Land Lot 190 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Jodi Cameron & William Nemeth**  
**Council District 3, NPU-K**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 3 of 7**

- V-03-370** Application of **K. Alan & Jennifer Lonbom** for a variance from the zoning regulations to allow for a parking turnaround in the front yard setback, where it is otherwise not allowed. Property is located at **2790 HOWELL MILL ROAD, N.W.**, and fronts 100 feet on the west side of Howell Mill Road, beginning 118.3 feet from the northwest corner of Howell Mill Road and Hawick Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 183 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: K. Alan & Jennifer Lonbom**  
**Council District 8, NPU-C**
- V-03-371** Application of **Piedmont Driving Club** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 5 feet, 2) reduce the rear yard setback from the required 15 feet to 0 feet, and 3) increase the maximum allowed lot coverage from the required 50% to 70%, to allow for construction of a new parking deck for an existing recreational facility. Property is located at **1215 PIEDMONT AVENUE, N.E.**, and fronts 810.9 feet on the east side of Piedmont Avenue, beginning 1,770 feet from the northeast corner of Piedmont Avenue and Westminster Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Piedmont Driving Club**  
**Council District 6, NPU-E**
- V-03-372** Application of **Virginia & Dan Molloy** for a variance from the zoning regulations to reduce the west side yard setback from the required 10 feet to 5 feet, to allow for the construction of a detached garage. Property is located at **443 CHATEAU DRIVE, N.W.**, and fronts 100 feet on the north side of Chateau Drive, beginning 268.38 feet from the northwest corner of Chateau Drive and Glen Arden Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 142 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Virginia D. Molloy**  
**Council District 8, NPU-C**
- V-03-373** Application of **Amy M. Houtchens & Laszlo Molitorisz** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 1.8 feet and 2) reduce the south side yard setback from the required 7 feet to 3 feet, to allow for a second-story addition to a single-family, detached house. Property is located at **705 MYRTLE STREET, N.E.**, and fronts 43 feet on the east side of Myrtle Street, beginning 416 feet from the northeast corner of Myrtle Street and Ponce de Leon Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 49 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Amy M. Houtchens & Laszlo Molitorisz**  
**Council District 6, NPU-E**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 4 of 7**

- V-03-374** Application of **Columbia Residential** for variances from the zoning regulations to 1) reduce the front yard setback on Sanford Drive from the required 40 feet to 0 feet, 2) reduce the front yard setback on the access easement side from the required 40 feet to 0 feet, 3) reduce the half-depth front yard on Stanfield Avenue from the required 20 feet to 0 feet, and 4) reduce the half-depth front yard on Drew Drive from the required 20 feet to 0 feet. The variances are sought to allow for construction of a multifamily, residential development. Property is located at **1920 PERRY BOULEVARD**, and fronts 315 feet on the southeast side of Sanford Avenue, beginning 315 feet from the southeast corner of Sanford Avenue and Perry Boulevard. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 227 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Housing Authority of The City of Atlanta**  
**Council District 9, NPU-G**
- V-03-376** Application of **Kathleen Fite** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 5.1 feet, to allow for a room addition to an existing single-family, detached house. Property is located at **725 GREENVIEW AVENUE, N.E.**, and fronts 70 feet on the south side of Greenview Avenue, beginning 554.6 feet from the southwest corner of Greenview Avenue and Dale Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 46 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Kathleen Fite**  
**Council District 7, NPU-B**
- V-03-378** Application of **Dr. and Mrs. John Garrett** for a variance from the zoning regulations to allow for a “paved motorcourt” (i.e., a parking pad) in the front yard setback, where it would not otherwise be allowed. Property is located at **1805 RIVER FOREST ROAD, N.W.**, and fronts 230 feet on the east side of River Forest Road, beginning at the northeast corner of River Forest Road and Garreaux Road. Zoned R-1 (Single-Family Residential) District. Land Lot 235 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Dr. and Mrs. John Garrett**  
**Council District 8, NPU-A**
- V-03-379** Application of **Jonathan Lewis** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 0 feet, to allow for reconstruction of a detached garage for a single-family, detached house. Property is located at **1718 ADOLPHUS STREET, N.E.**, and fronts 50 feet on the north side of Adolphus Street, beginning 195 feet from the northeast corner of Adolphus Street and Nelms Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 210 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jonathan Lewis**  
**Council District 5, NPU-N**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 5 of 7**

- V-03-380** Application of **Serge Watson** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 4 feet, 8 inches, to allow for the construction of a second-story addition to a single-family, detached house. Property is located at **607 E. MORNINGSIDE DRIVE, N.E.**, and fronts 75 feet on the south side of E. Morningside Drive, beginning 175 feet from the southeast corner of E. Morningside Drive and Piedmont Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 51 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Bobbie & Jennifer Sullinger**  
**Council District 6, NPU-F**
- V-03-381** Application of **Roger W. Johnson** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 1 foot, 6 inches, and 2) reduce the rear yard setback from the required 15 feet to 6 feet, to allow for the construction of a new, detached carport. Property is located at **1410 McLendon AVENUE, N.E.**, and fronts 50 feet on the north side of McLendon Avenue, beginning 50 feet from the northeast corner of McLendon Avenue and Oakdale Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 240 of the 15<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Roger W. Johnson**  
**Council District 6, NPU-N**
- V-03-382** Application of **Scott Vasatka** for a special exception from the zoning regulations to reduce the on-site parking from the required 363 spaces to 130 spaces and to allow for 5 off-site parking spaces within 500 feet, to allow for conversion of 488 square feet of retail space into restaurant space. Property is located at **1027 and 1047-53 PONCE DE LEON AVENUE, N.E. (a.k.a. 1061 53 PONCE DE LEON AVENUE, N.E.)**, and is comprised of two tracts. Tract 1 fronts 241.6 feet on the south side of Ponce De Leon Avenue, beginning at the southeast corner of Ponce de Leon Avenue and Cleburn Terrace. Tract 2 fronts 75.57 feet on the south side of Ponce de Leon Avenue, beginning at southwest corner of Ponce de Leon Avenue and Cleburn Terrace. Zoned C-1 (Community Business) District. Land Lot 16 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ponce Investment, LLC**  
**Council District 2, NPU-N and NPU-F**
- V-03-383** Application of **Clifford B. White** for a variance from the zoning regulations to reduce the south side yard setback from the required 13 feet to 7 feet, to allow for the construction of a “duplex” (i.e., a two-family residence). Property is located at **1074 Metropolitan Parkway, S.W.**, and fronts 50 feet on the east side of Metropolitan Parkway, beginning at the southeast corner of Metropolitan Parkway and Fletcher Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 87 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Clifford B. White**  
**Council District 12, NPU-V**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 6 of 7**

- V-03-384** Appeal by the **Oakland City Community Organization** of a decision of an administrative officer of the Bureau of Buildings (i.e., a staffperson) to issue a demolition permit. Property is located at **1177 AVON AVENUE, S.W.**, and fronts 137.5 feet on the north side of Avon Avenue, beginning 208 feet from the northeast corner of Avon Avenue and Oakland Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 119 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cathedral of Faith, C.O.G. I.C.**  
**Council District 4, NPU-S**

**DEFERRED CASES**

- V-03-275** Application of **Patrice Dolan** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 20 feet to 5 feet and 2) increase the maximum allowed lot coverage above 40%, and 3) a special exception for an active recreational use next to a street, to allow for the installation of a swimming pool. Property is located at **385 IVY KNOLL ROAD, N.E.**, and fronts 172.53 feet on the south side of Ivy Knoll Road, beginning 280 feet from the southeast intersection of Ivy Knoll Road and Ivy Road. Zoned R-3 (Single-Family Residential) District. Land Lot 63 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patrice Dolan**  
**Council District 7, NPU-B**
- V-03-307** Application of **TS Adams Studio** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 10 feet to 5 feet, and 2) increase the maximum lot coverage from the required 40% to 48%, to allow for the construction of a new swimming pool. Property is located at **2640 OLD WESLEY PLACE**, and fronts 100 feet on the west side of Old Wesley Place, beginning 210 feet from the southwest corner of Old Wesley Place and West Wesley Road. Zoned R-3 (Single-Family Residential) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mike Graham**  
**Council District 8, NPU-C**

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, January 23, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

**Page 7 of 7**

**V-03-309** Application of **W. Mark Heiser** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 1 foot, 2) reduce the rear yard setback from the required 15 feet to 1 foot, 3) increase the maximum allowed rear yard coverage from 25% to 40%, and 4) increase total lot coverage from the maximum allowed of 50% to 57%, to allow for construction of a detached garage. Property is located at **830 YORKSHIRE ROAD**, and fronts 55 feet on the north side of Yorkshire Road, beginning 285 feet from the northwest corner of Yorkshire Road and North Morningside Drive. Zoned R-4 (Single-Family Residential) District. Land lot 52 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: W. Mark Heiser**

**Council District: 6, NPU-F**

**V-03-345** Application of **Mekononen Abebe** for special exceptions from the zoning regulations to 1) locate a transitional use (a gas station and convenience store) closer than 100 feet to an adjoining residential district, 2) reduce the on-site parking from the required 21 spaces to 15 spaces, and 3) allow for a 10 foot high wall in the half-depth front yard where such walls are otherwise prohibited. Applicant also seeks variances from the zoning regulations to 4) reduce the transitional rear yard from 20 ft. to 5ft and 5) reduce the transitional west side yard setback from 20 feet to 11 feet. Property is located at **1677 BANKHEAD HIGHWAY, N.W.**, and fronts 164 feet on the north side of Bankhead Highway, beginning at the northwest corner of Bankhead Highway and Florence Place. Zoned C-1 (Community Business) District. Land Lot 145 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Mekonnen Abbe**

**Council District 9, NPU-J**